Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.345 AMARAVATI, TUESDAY , JUNE 27, 2017 **G.248**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H1)

VARIATION TO CHANGE OF LAND USE FROM AGRICULTURAL USE TO RESIDENTIAL USE TO AN EXTENT OF AC.3.96 CENTS IN R.S.NO.112/3, 112/4 (P), 123/4 (P), 123/5 (P) OF TANGELLAMUDI (V) & GP, ELURU AS APPLIED BY SMT. NERUSU MANASA

[G.O.Ms.No.243, Municipal Administration & Urban Development (H1) Department, dated 22nd June, 2017]

NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

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VARIATION

The site in R.S.No.112/3, 4P, 123/4, 5 (P) to an extent of Ac.3.96 cents of Tangellamudi Gram Panchayat, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master Plan) of Eluru sanctioned in G.O.Ms.No.312, MA Dt:25.07.1975 is now designates for Residential use by variation of change of land use basing on the Panchayath Resolution No.25 of 2016, Dated 18.07.2016, as marked as “A to K” in the revised part proposed land use map bearing G.T.P. No. 12/2017/R available in the Panchayath Office, Tangellamudi Gram Panchayath, **subject to the following conditions that;**

1. The applicants shall handover the 15’-0’’ wide stretch of site on Western Boundary of the site u/r to maintain 40’-0’’ wide road through registered gift deed at free of cost to the Tangellamudi Gram Panchayat.
2. The applicant shall hand over to the Tangellamudi Gram Panchayat which was affected under 40’-0’’ wide Master Plan road on Southern side of applicants remaining land.
3. The applicant shall provide buffer towards water body on Eastern side as per G.O.Ms.No.119, MA&UD Dept. dated 28.03.2017
4. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity in the site under reference.
5. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Vacant Land
East	:	Panta Bodhi & Approved layout of LP No.29/2002/R.
South	:	Proposed 40’-0’’ wide M.P. Road
West	:	Vacant land & 25’-0’’ wide existing road to be widen to 40’-0’’ road

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT